

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, June 9, 2010
Conference Room 3
Newington Town Hall
131 Cedar Street, Newington, CT 06111
7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Proposed 2020 Plan of Conservation and Development Draft #3, March 24, 2010
– Chapter 126, Section 8-23. Proposed by the Newington Town Plan and Zoning Commission. Continued from May 26, 2010.

Written communications pertinent to the proposed Plan of Conservation and Development will be received and interested persons may appear and be heard. Copies of the proposed Plan are on file in the office of the Town Planner, Lucy Robbins Welles Library (Adult Reference Desk) and Town Clerk's office for public inspections. The Draft Plan can also be viewed at www.newingtonct.gov Town Departments, Town Planner, Links, Draft 2020 Plan of Conservation and Development.

- B. Petition 16-10 – 2414 Berlin Turnpike, Cavos Restaurant, JCJ Associates owner, Filip Milios applicant 19 Southwood Road, Newington, CT 06111 request for amendment of Special Permit 37-07 Restaurant Beer and Wine to Restaurant Full Liquor Permit.

III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

IV. MINUTES

May 26, 2010 – Regular Meeting

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- A. Petition 17-10 – 2414 Berlin Turnpike, Cavos Restaurant, JCJ Associates owner, Filip Milios applicant 19 Southwood Road, Newington, CT 06111 request for site

plan modification and relocation of outside seasonal patio dining area, B-BT Zone District.

- B. Petition 21-10 – 172 Kitts Lane Bob’s Stores, TLG Newington LLC 501 Washington Avenue, Pleasantville, NY 10570 owner, Jessamyn Davila, Bob’s Stores 172 Kitts Lane Newington, CT applicant request for site plan modification for tent sale, June 23 to July 5, 2010, B-BT Zone District.
- C. Petition 22-10 – 2929 Berlin turnpike former Citi Bank parking lot Wex Tuck Realty, LLC owner BJ Alan Company/Phantom Fireworks attention Carolyn Foster 43 Hallmark Hill Drive, Wallingford, CT 06492 applicant request for site plan modification tent sale, June 11 to July 9, 2010, PD Zone District.
- D. Petition 23-10 – 3384 Berlin Turnpike T-Bowl Lanes parking CMB Inc., owner BJ Alan Company/Phantom Fireworks attention Carolyn Foster 43 Hallmark Hill Drive, Wallingford, CT 06492 applicant request for site plan modification tent sale, June 21 to July 8, 2010, PD Zone District.

VII. OLD BUSINESS

Proposed 2020 Plan of Conservation and Development Draft 33, March 24, 2010 – Chapter 126, Section 8-23. Proposed by the Newington Town Plan and Zoning Commission. For Commission discussion and action may be taken to adopt and set effective date.

VIII. PETITIONS FOR SCHEDULING (TPZ June 23, 2010 and July 14, 2010)

- A. Petition 13-10 – Zoning Regulations Amendment, Section 3.11 Special Exception Permitted in B Business Zone and Section 3.19 Special Exceptions Permitted in PD Planned Development zones to permit “auto related uses such as, sale, service, rental and repair of motor vehicles by Special Exception subject to compliance with Section 6.11 of these regulations” Wex-Tuck Realty, LLC applicant represented by Attorney Vincent F. Sabatini, 1 Market Square, Newington, CT 06111. Referral to Capital Region Council of Government and Central Connecticut Regional Planning Agency, required. Schedule public hearing for July 14, 2010.
- B. Petition 14-10 – Assessor Parcel 16-647 adjacent to 1268 Main Street (south side), Reno Properties, LLC, 170 Pane Road, Newington, CT 06111 applicant, project contact Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, Harris A. Friedberg owner, request for Zone Map Amendment R-12 to B-TC Business Town Center. Schedule for June 23, 2010.
- C. Petition 15-10 - Assessor Parcel 16-647 adjacent to 1268 Main Street (south side), Reno Properties, LLC, 170 Pane Road, Newington, CT 06111 applicant, project contact Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, Harris A. Friedberg owner, request for Site Development approval Section 5.3 for construction of 2,500 sq. ft. bank. Schedule for June 23, 2010.

- D. Petition 18-10 199 Deming Street, golf driving range property Sphinx Shriners AAONMS 3066 Berlin Turnpike, Newington owners, Alan Bongiovanni 170 Pane Road Newington, CT applicant request for re-subdivision, PD Zone District. Schedule for June 23, 2010.
- E. Petition 19-10 – 199 Deming Street, golf driving range property Sphinx Shriners AAONMS 3066 Berlin Turnpike, Newington owners, Alan Bongiovanni 170 Pane Road Newington, CT applicant request for Special Exception Section 3.19.2 Residential Use, 60 units PD Zone District. Schedule for June 23, 2010.
- F. Petition 20-10 - 199 Deming Street, golf driving range property Sphinx Shriners AAONMS 3066 Berlin Turnpike, Newington owners, Alan Bongiovanni 170 Pane Road Newington, CT applicant request for site plan approval residential development, 60 units, PD zone District. Inland Wetlands Agency Report Required. Schedule for June 23, 2010.
- G. Petition 24-10 – 2231 Berlin turnpike, McBride Properties owner, Kyle Niles Sign Pro Inc. 1685 Stanley Street New Britain, CT applicant request for Special Exception Section 6.2.4 ground sign, B-BT District. Schedule for July 14, 2010.

IX. PUBLIC PARTICIPATION
(For items not listed on agenda)

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner